



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

### Affidavit of Mailing & Publication

PROPOSAL NAME: VA-24-00002 Dunckley

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: November 19, 2024

I certify that the following documentation:

- Notice of Decision for Dunckley Zoning Variance

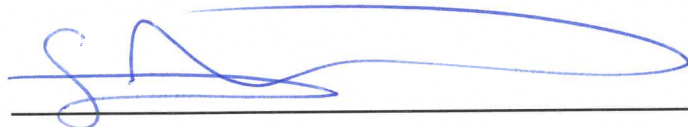
has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



Signature

Chace Pedersen  
Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 19<sup>th</sup> day of November 2024



Steph Mifflin  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires:

12.23.25



## ADVERTISING PROOF

401 N Main St,  
Ellensburg, WA 98926  
Ph. (509) 204-8236 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
11/15/24	50096

Jessica Miller  
KC COMMUNITY DEVELOPMENT SERVICES  
411 N Ruby St, Suite 2  
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
582224	NOD: Dunkley Zoning	11/19/24	11/19/24	2	\$87.25

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**  
Surcharge: **\$0.00**  
Credits: **\$0.00**

Gross: **\$87.25**  
Paid Amount: **\$0.00**

Amount Due: **\$87.25**

*We Appreciate Your Business!*

**Notice of Decision  
Dunckley Zoning Variance  
VA-24-00002**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services approves Zoning Variance application VA-24-00002 for Luke Dunckley, landowner, which requested a 14-foot reduction to the 15-foot side yard setback required by KCC 17.30A.050 to accommodate an existing structure. The subject property is parcel # 736434, located off Oakmont Dr. in Cle Elum, WA, approximately 0.69 miles southeast from the intersection of Oakmont Dr. and Golf Course Rd. The property is in Section 35, Township 20, Range 14 in Kittitas County. Map number 20-14-35052-0079.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1670 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is 5:00 PM on December 5, 2024.

The application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Zoning Variance," "View Active Applications," and file "VA-24-00002 Dunckley."

PUBLISH: Daily Record: November 19, 2024 /  
LEGAL #582224

**Notice of Decision**  
**Dunckley Zoning Variance**  
**VA-24-00002**

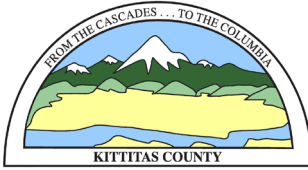
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Date: November 19, 2024

Published Daily Record: November 19, 2024



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

### NOTICE OF DECISION

**To:** Applicant  
Interested Parties (KCC 15A.06)

**From:** Chace Pedersen, Staff Planner

**Date:** November 19, 2024

**Subject:** **Dunckley Zoning Variance (VA-24-00002)**

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If you have questions or need assistance, please contact Community Development Services at (509) 962-7506; email: [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us) Staff Planner: Chace Pedersen.

**KITTITAS COUNTY**

COMMUNITY DEVELOPMENT SERVICES  
411 NORTH RUBY STREET, SUITE 2  
ELLENSBURG, WA 98926

Connie Shupp

5343 Beverly Dr NE

Olympia WA 98516-2270

**KITTITAS COUNTY**

COMMUNITY DEVELOPMENT SERVICES  
411 NORTH RUBY STREET, SUITE 2  
ELLENSBURG, WA 98926

Sun Country HOA

PO Box 244

Cle Elum WA 98922

**From:** [Chace Pedersen](#)  
**To:** ["Connor Armi"](#); [Public Health Inspectors](#); ["Justin Albrecht"](#); [Candie Leader](#); [Kelee Hodges](#); [Jackie Sharp](#); [Rebecca Cruse \(PW\)](#); ["dxrodgers@bpa.gov"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["luke@digs-co.com"](#)  
**Cc:** [Jamey Ayling](#); [Laura Kukes](#)  
**Subject:** VA-24-00002 Dunckley - Notice of Decision  
**Date:** Tuesday, November 19, 2024 1:33:00 PM  
**Attachments:** [VA-24-00002 Dunckley - Notices - NOD Memo.pdf](#)  
[VA-24-00002 Dunckley - Decision - Findings of Fact and Decision.pdf](#)

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Good afternoon,

Please see the attached correspondence regarding the Dunckley Zoning Variance (VA-24-00002).

The appeal deadline for this decision is **December 5, 2024, at 5pm.**

Please contact me with any questions.

Thank you,

**Chace Pedersen**

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

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